

## \$249,900 - 13251 47 Street, Edmonton

MLS® #E4458853

**\$249,900**

3 Bedroom, 1.50 Bathroom, 1,087 sqft

Condo / Townhouse on 0.00 Acres

Sifton Park, Edmonton, AB

RARE FIND in Sifton Park! This fully renovated 3-bedroom, 1.5-bath townhome showcases modern style throughout. Step inside to a bright, open main floor featuring brand-new commercial-grade LVP flooring, a white kitchen with quartz countertops, stainless steel appliances, and a stunning tile backsplash. Upstairs, you'll find 3 spacious bedrooms with new carpet and a sleek, updated 4-piece bathroom. The fully finished basement adds extra living space, perfect for a family room, home office, or gym. This pet-friendly complex is ideally located across from Kennedale Ravine with access to trails and off-leash areas, plus walking distance to transit, Costco, Superstore, Walmart, Home Depot, and dining options. Fully renovations inside and out, this home is the perfect blend of comfort, convenience, and low-maintenance living.

Built in 1976

### Essential Information

MLS® #	E4458853
Price	\$249,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,087
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	13251 47 Street
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3L5

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 20th, 2025
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Days on Market	2
Zoning	Zone 35
Condo Fee	\$404

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Listing information last updated on September 22nd, 2025 at 9:31am MDT